BASE WIDE OVERHEAD DOOR REPAIR

XHZG262003

20 JULY 2026

General

1. The contractor shall provide all labor, materials, tools, equipment and transportation necessary to complete the work identified in this Statement of Work.
2. All debris is to be disposed of off base with proper documentation in accordance with the waste management plan generated by the contractor after the project is awarded.
3. Access and General Protection/Security Policy and Procedures. This standard language is for contractor employees with an area of performance within government-controlled installation, facility, or area. The contractor shall comply with all applicable installation/facility access and local security policies and procedures, which may be obtained from the Contracting Officer's Representative (COR). The contractor shall also provide all information required for background checks to meet installation access requirements to be accomplished by the local installation's Security Forces, Director of Emergency Services or local Security Office. The contractor shall ensure compliance with all personal identity verification requirements as directed by DoD, HAF and/or local policy. Should the Force Protection Condition (FPCON) change, the Government may require changes in contractor security matters or processes.
    a. For Contractors that do not require CAC but require access to a DoD Facility and/or Installation. Contractor and all associated sub-contractors employees shall comply with adjudication standards and procedures using the National Crime Information Center Interstate Identification Index (NCIC-III) and Terrorist Screening Database (TSDB) (AFI 31-101 and AFI 10-245), applicable installation, facility and area commander installation/facility access and local security policies and procedures (provided by government representative), or, at OCONUS locations, in accordance with status of forces agreements and other theater regulations.
4. All contractor employees, including subcontractor employees, requiring access to Government Installations, Facilities and Controlled Access areas shall complete AT Level I awareness training within 10 calendar days after contract start date or effective date of incorporation of this requirement into the contract, whichever is applicable. Certificates of completion for each affected contractor employee and subcontractor employee will be maintained by the COR or Antiterrorism Representative.

5. This project is to be in accordance with the current version of the EMS Environmental Protection Statement. A copy of this document will be provided to bidding contractors via sam.gov as an attachment.
6. This project is to be in accordance with the current version of the 138FW Safety and Accident Prevention Guide. A copy of this document will be provided to bidding contractors via sam.gov as an attachment.
7. The contractor shall apply all environmental health and safety procedures required by local, state and federal regulations.
8. All work to be performed 7:00 AM to 5:30 PM Monday thru Thursday in accordance with the general conditions stated in the general conditions of the specifications. If alternate work schedule is desired, it must be requested in writing and approved by CE and Security 48 hours prior to the desired schedule.
9. The contractor is required to provide an AF Form 103 (Work Clearance Request) prior to any earthwork or wall penetrations.
10. The contractor is responsible for marking/locating all underground utilities. All base underground utilities are not covered by the Call OKIE service, contractor will be responsible for locating and marking those utilities as well. The only utilities that Call OKIE service will mark is Natural gas and Cox communications. All other utilities to include base communications fiber optic lines, electric, sewer and water will be the contractor's responsibility to mark. Contractor must have all utilities marked in an area before a dig permit is issued.
    a. If a utility is damaged, the contractor will repair per current code specifications or base standards.
11. Prior to any work, the contractor shall submit for approval by CE, one electronic copy of technical literature for all products to be used. Provide Safety Data Sheets for all appropriate products. Provide a Form 889 for all equipment/items that canned maintenance or repairs where parts will need to be purchased to maintain or repair the equipment at a later date.
    a. Two Ways to Get a Form 889
        i. Check SAM.gov FAR 52.204-26 (Oct 2020)
        ii. Use RPA tool (Email DUNS # to info@section889request.com)
12. All DBIDS Contractor passes will be approved by the BCE and issued by SFS after completion of required background checks. Final payment to the general contractor will not be made at the completion of the construction project until all contractor badges have been returned or the continuing need is validated and documented in writing by SFS and BCE personnel.
13. Contractor will be responsible for keeping a log of all debris disposed of off base to include tonnage, volume, and disposal site. This data will need to be readily available through the project for semi-annual data calls or inspections.

14. Contractor will be responsible for submitting an interim 1354 when project is 50% completed and a final 1354 when the project is 100% complete as part of closeout documents.
15. Contractor will be responsible for filling out and maintaining form AF66 submittal register.
16. The Contractor shall provide a submittal register and project schedule prior to the issuance of NTP.
17. Contractor shall coordinate with CE project manager and security forces POC for any potential breaks in perimeter fence during project duration.

Scope of Work

Base CLIN 0001 –Supply Warehouse Building 329 Overhead Door Repairs and Replacement

CLIN 0001 outlines the requirements for extensive repairs for 4 doors and full replacement of two overhead doors within Building 329. See figure #1 in Appendix A for door references.

1. Full Overhead Door Replacement (Doors #4 and #5)
    a. The contractor shall perform a full, turnkey replacement of the existing 12-foot by 14-foot overhead doors designated as Door #4 and #5.
    b. The contractor shall furnish and install one (1) new coiling overhead door system.
        i. The current system is a 625 series Overhead Coiling Door. The door shall be powered by an RSX series, Left-Hand Drive (LHD), 1/2 HP, 120V/1-Phase electric operator.
        ii. The system shall include all mandatory NEMA-4X safety photo eyes.
    c. The work shall be complete installation, including the removal and disposal of the old door, tracks, and operator. The contractor is responsible for all labor, materials, and hardware for a fully functional system to include all sensors and limit switches.
    d. The new door shall have a powder-coated finish.

i. The contractor shall provide the government representative with submittal to best match the current color for selection and approval prior to ordering the door.

2. Operational Failures (Doors #1, #2, #3, #9)
    a. The contractor shall restore the four (4) overhead doors designated as #1, # 2, #3, and #9 to a safe and fully operational condition. These doors are currently experiencing operational failures, specifically failing to close after opening.
    b. The contractor is responsible for furnishing all necessary parts and labor to restore each of the four doors to a safe and fully operational condition.
    c. Repairs include, but are not limited to, sensor alignment/replacement, track and roller adjustments, or repair/replacement of operator components.
3. All 10 doors shall receive a full service that includes replacing all drive belts or chains, lubricating all moving parts, adjusting and inspecting cables, adjusting and inspecting springs as needed to ensure they are balanced and aligned correctly.

Option CLIN 1001 - Vehicle Maintenance Building (B025) Overhead Door Servicing

CLIN 1001 outlines the requirements for the comprehensive servicing and repair of 10 specified sectional overhead doors located in the Vehicle Maintenance Building (B025). The objective is to correct drive system misalignments and replace failed components to restore all doors to a safe and fully operational condition. The locations of the specified doors are identified in Appendix A, Figure 3.

1. General Operator and Drive System Service on all 10 doors in Figure 2.
    a. Contractor shall perform full service on the drive system for all 10 doors.
    b. The work includes removing the side-mount operator and motor assembly as necessary to properly reposition and align the drive chain and coupler.
    c. All 10 doors have their cables replaced.
    d. All 10 doors shall have their spring pairs replaced.

   e. Contractor shall make all necessary adjustments to ensure the chain has proper tension and the coupler is correctly seated to prevent slippage and premature wear.
2. Specialized Repairs
   a. In addition to the general service outlined above, the contractor shall perform the following specific repairs on the designated doors:
      i. Door #1: Contractor shall correct the twisted counterbalance spring and cone assembly. This work includes all labor to safely release spring tension, perform the necessary corrections, and properly re-tension the spring assembly for balanced door operation.
      ii. Door #7: Contractor shall furnish and install one (1) new 1-inch solid steel driveshaft on the left side of the door assembly. The contractor shall remove the old, damaged shaft and install the new component, ensuring it is correctly integrated with the door lifting system.
3. Testing and Verification
   a. Upon completion of all work on a given door, the contractor shall cycle the door through three (3) full open-and-close cycles to verify smooth and proper operation.
   b. The contractor shall ensure each door operates without binding, jerking, or excessive noise.

Option CLIN 1002 - Building 318 Overhead Door Replacements

CLIN 1002 outlines the requirements for the complete removal and turnkey replacement of door #2 in figure 2 in Appendix A with a new insulated door.

1. Full Overhead Door System Replacement
   a. The contractor shall remove and dispose of the existing "Atlas" brand coiling door, its operator, and all associated hardware and tracking.
   b. The contractor shall furnish and install one (1) new coiling overhead door system in the existing 10-foot by 10-foot opening.
      i. The current system is a 625 series, ESD 20 Overhead Coiling Door, powered by an RSX series, 1/2 HP, 120V/1-Phase electric operator, or an approved equivalent.

ii. The new insulated door shall have a minimum R-value of 5.
iii. Contractor shall submit manufacturer's specifications (cut sheets) for the proposed door and operator to the government for approval prior to ordering.
iv. The new system must include all UL325-compliant, NEMA-4X safety photo eyes.

c. The contractor shall remove and dispose of the existing door and install a new coiling overhead door:
    i. The new coiling overhead door must be equal to or exceed specifications for a 625 Series, ESD 20 Coiling Overhead Door.
d. The work shall be a complete and turn-key installation. The contractor is responsible for all associated labor, materials, and hardware required for a fully functional system, including any necessary electrical work to power the new operator.
e. The new door shall have a durable, factory-applied powder-coated finish.
    i. The contractor shall provide the government representative with a standard RAL color chart for selection and approval prior to ordering the door.

Option CLIN 1003 – Munitions Storage Area Building 301 Overhead Door Operator Replacement

Option CLIN 1003 outlines the requirements to replace one overhead doors operator in Building 301 to fully operational condition. Work includes the full replacement of one electric operator.

1. Overhead Door Operator Replacement (12' x 10' Door)
    a. The contractor shall furnish and install one (1) new side-mount electric operator on the existing 12-foot by 10-foot overhead door.
        i. Contractor shall verify current system is an RSX series, 1/2 HP, 120V/1PHS operator and propose a technically equivalent model for approval by the government representative.
        ii. Contractor shall submit manufacturer's specifications (cut sheets) for the proposed operator to the government for approval prior to installation.

b. The work shall be a complete and turnkey installation. The contractor is responsible for all associated labor, materials, and hardware required to ensure a fully functional system. This includes, but is not limited to:
    i. All necessary mounting brackets, hardware, chain/sprockets, and the installation of a 3-foot high-lift track assembly.
    ii. Providing and installing any necessary electrical wiring, conduit, and junction boxes for a complete installation. Final connection shall be made to a nearby government-provided power source.
    iii. Furnishing and installing UL325-compliant, monitored NEMA-4 safety photo eyes.
c. All replaced components and installation debris shall be removed from the site and disposed of by the contractor.

Option CLIN 1004 - Building 304 Overhead Door System Repair

Option CLIN 1004 outlines the requirements for repairing the overhead door system in Building 304. The objective is to restore the door to a safe, fully operational condition.

1. Electric Operator Component Replacement
    a. The contractor shall replace the failed brake solenoid and main logic board on the existing Liftmaster-brand electric operator.
        i. The contractor is responsible for field-verifying the exact model of the existing Liftmaster operator to ensure any new components are fully compatible.
        ii. All new components shall be Original Equipment Manufacturer (OEM) parts or an approved equivalent that meets or exceeds OEM specifications. The contractor shall submit technical data for any non-OEM parts to the government for approval.
    b. The work shall be complete installation, including all labor required to safely access, remove the failed components, install the new components, and calibrate the system.

c. Upon completion, the contractor shall perform a full operational test of the door system to ensure it functions correctly from all control stations (push-button stations, remote controls, etc.).

Option CLIN 1005 - Building 402 Exterior Coiling Grille Repair

Option CLIN 1005 outlines the requirements to repair the control system for the exterior-mounted coiling grille at Building 402. The objective is to restore reliable remote operation of the grille.

1. Radio Frequency (RF) Control System Replacement
    a. The contractor shall furnish and install a new, complete RF control system for the coiling grille operator. The system shall include, at a minimum, a new RF receiver and two (2) compatible handheld transmitter units.
        i. Contractor shall verify current system as a Seyway system and may propose a technically equivalent system for approval by the government representative.
        ii. Contractor shall submit manufacturer's specifications (cut sheets) for the proposed RF system to the government for approval prior to ordering or installation.
    b. The work shall be a turnkey installation. The contractor is responsible for all labor and materials required for a fully functional system, including, but not limited to:
        i. The removal and disposal of any existing, non-functional RF components.
        ii. The secure installation of the new RF receiver and any necessary wiring to fully integrate it with the existing grille operator's control panel.
    c. Upon completion, the contractor shall program and fully test the new system.
        i. The contractor shall demonstrate that the new transmitters reliably operate the grille (open, close, and stop) from a minimum distance of 50 feet.

ii. The contractor shall deliver the two (2) new handheld transmitters to the government representative upon completion of the work.

Option CLIN 1006 - Building 316 Insulated Door Installation Phase 1

Option CLIN 1006 outlines replacing uninsulated doors #1 and #2 with 10'x10' overhead doors with insulated doors. See figure 4 in Appendix A. The intent of this effort is to replace the uninsulated doors with insulated doors to allow the space to be more energy efficient. The current doors operate correctly and no repairs ar required.

2. Overhead Door System Replacement
    a. The contractor shall remove and dispose of the existing doors labeled #1 and #2 in figure 4 in Appendix A.
    b. Contractor shall submit for approval two new insulated doors to replace doors #1 and #2.
    c. New doors shall be insulated with at least an R-value of 5.
    d. Contractor shall reuse the current electric motors and components.

Option CLIN 1007 - Building 316 Insulated Door Installation Phase 2

Option CLIN 1007 outlines replacing uninsulated doors #3, #4, #6 overhead doors with insulated doors. See figure 4 in Appendix A. The intent of this effort is to replace the uninsulated doors with insulated doors to allow the space to be more energy efficient. The current doors operate correctly and no repairs are required. Door #5 shall be replaced with an insulated door and shall receive electrical repairs to correct in operation.

1. Overhead Door System Replacement
    a. Door labeled #5 in figure 4 requires repair and replacement of the uninsulated door with an insulated door.
        i. The contractor is responsible for furnishing all necessary parts and labor to restore each of the four doors to a safe and fully operational condition.
        ii. Repairs include, but are not limited to, sensor alignment/replacement, track and roller adjustments, or repair/replacement of operator components.

b. The contractor shall remove and dispose of the existing doors labeled #3, # 4, #5, and #6 in figure 4 in Appendix A.
c. Contractor shall submit for approval two new insulated doors.
d. New doors shall be insulated with at least an R-value of 5.
e. Contractor shall reuse the current electric motors and components for doors #3, #4, and #6.

Option CLIN 1008 - Building 318 Insulated Door Installation

Option CLIN 1008 outlines replacing uninsulated doors #1, #3, #4, and #6 overhead doors with insulated doors. See figure 2 in Appendix A. The intent of this effort is to replace the uninsulated doors with insulated doors to allow the space to be more energy efficient. The current doors operate correctly and no repairs are required.

1. Overhead Door System Replacement
    a. The contractor shall remove and dispose of the existing doors labeled #1, #3, #4, and #6 in figure 2 in Appendix A.
    b. Contractor shall submit for approval the new insulated doors.
    c. New doors shall be insulated with at least an R-value of 5.
    d. Contractor shall reuse the current electric motors and components.

Option CLIN 1009 - Building 330 Overhead Door Operator Replacement

Option CLIN 1009 outlines the requirements to replace one overhead door operator in Building 330 to fully operational condition. Work includes the full replacement of one electric operator.

1. Overhead Door Operator Replacement (14' x 10' Door)
    a. The contractor shall furnish and install one (1) new side-mount electric operator on the existing 14-foot by 10-foot overhead door.
        i. Contractor shall verify current system is an RSX series, ½ HP, 460V/3PHS operator and propose a technically equivalent model for approval by the government representative.
        ii. Contractor shall submit manufacturer's specifications (cut sheets) for the proposed operator to the government for approval prior to installation.

b. The work shall be a complete and turn-key installation. The contractor is responsible for all associated labor, materials, and hardware required to ensure a fully functional system. This includes, but is not limited to:
    i. All necessary mounting brackets, hardware, chain/sprockets, and the installation of a 3-foot high-lift track assembly.
    ii. Providing and installing any necessary electrical wiring, conduit, and junction boxes for a complete installation. Final connection shall be made to a nearby government-provided power source.
    iii. Furnishing and installing UL325-compliant, monitored NEMA-4X safety photo eyes.
c. All replaced components and installation debris shall be removed from the site and disposed of by the contractor.

End of Statement

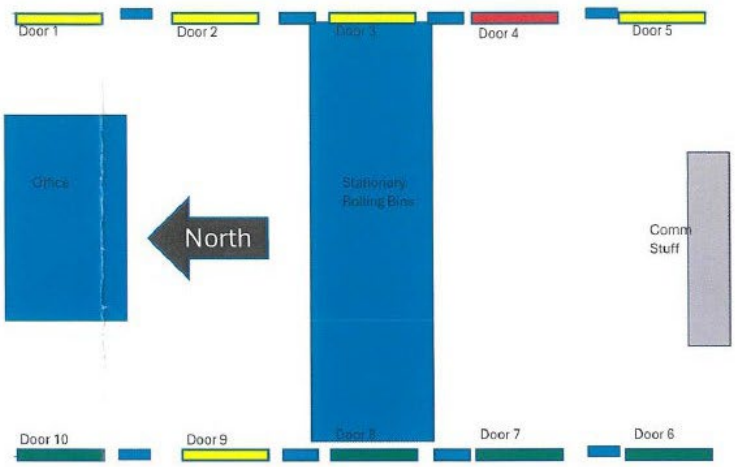
Appendix A

IPE Building 329 Overhead Door Issues

CAO 10 Feb 2026

Door Locations and Numbers

- Door #1: No Power
- Door #2: No Power
- Door #3: No Power
- Door #4: Hard Broke, No Power
- Door #5: No Power
- Door #6: Good
- Door #7: Good
- Door #8: Good
- Door #9: Does not come back down after going all the way up.
- Door #10: Good



Key:
Red=INOP
Yellow: Functional, with LIMFACS
Green=No Issues

Figure 1 Building 329

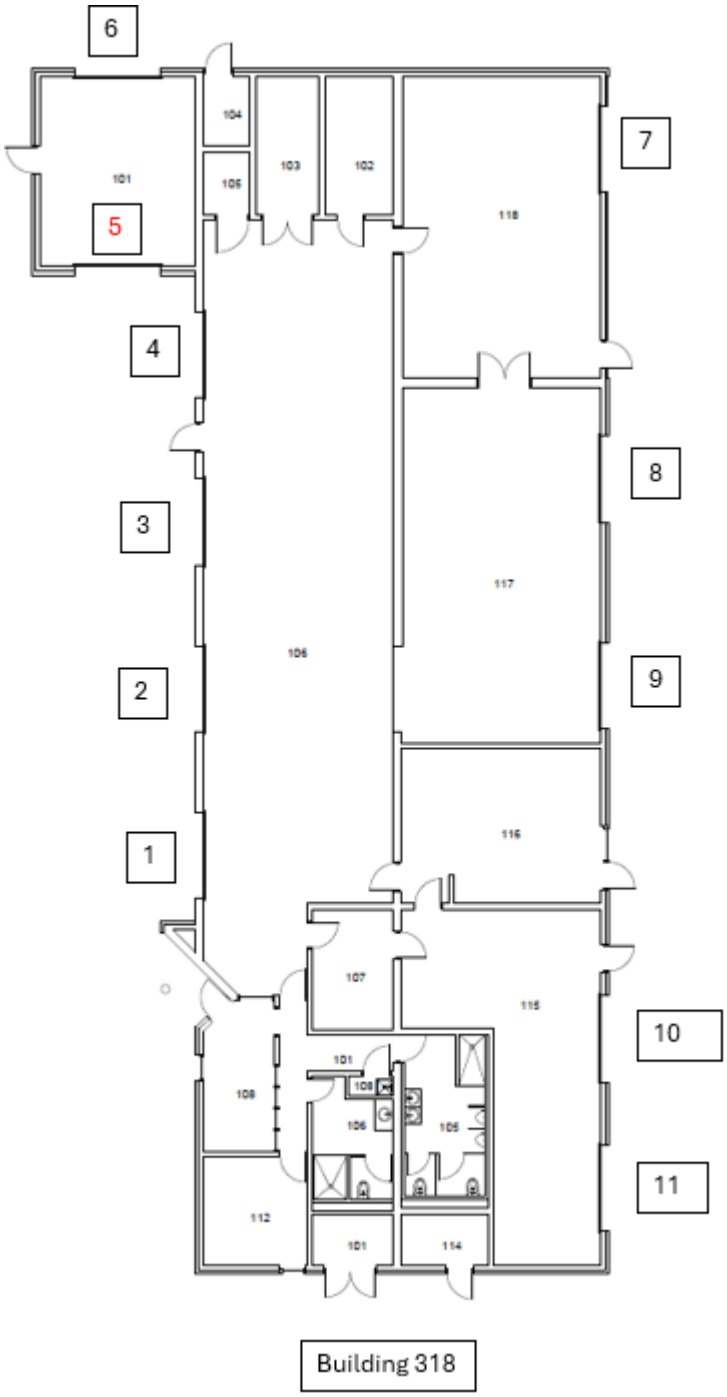


Figure 2 MSA Building 318

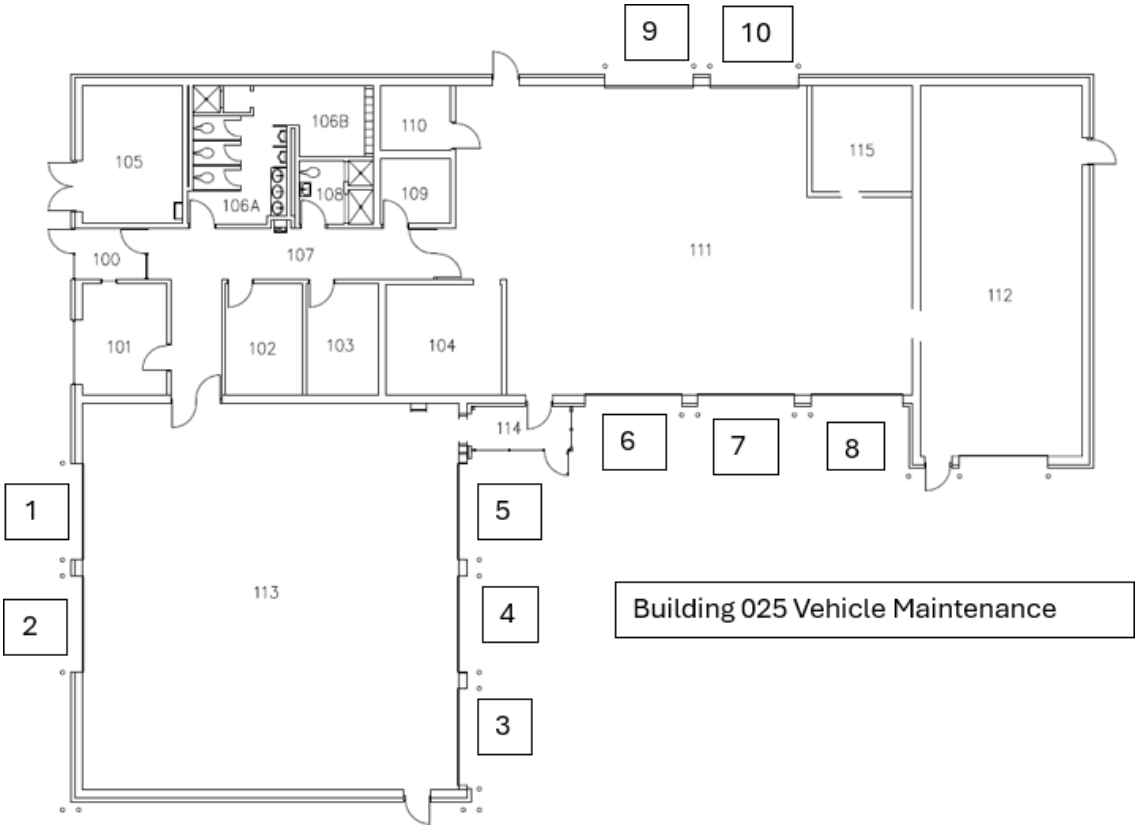


Figure 3 Vehicle Maintenance

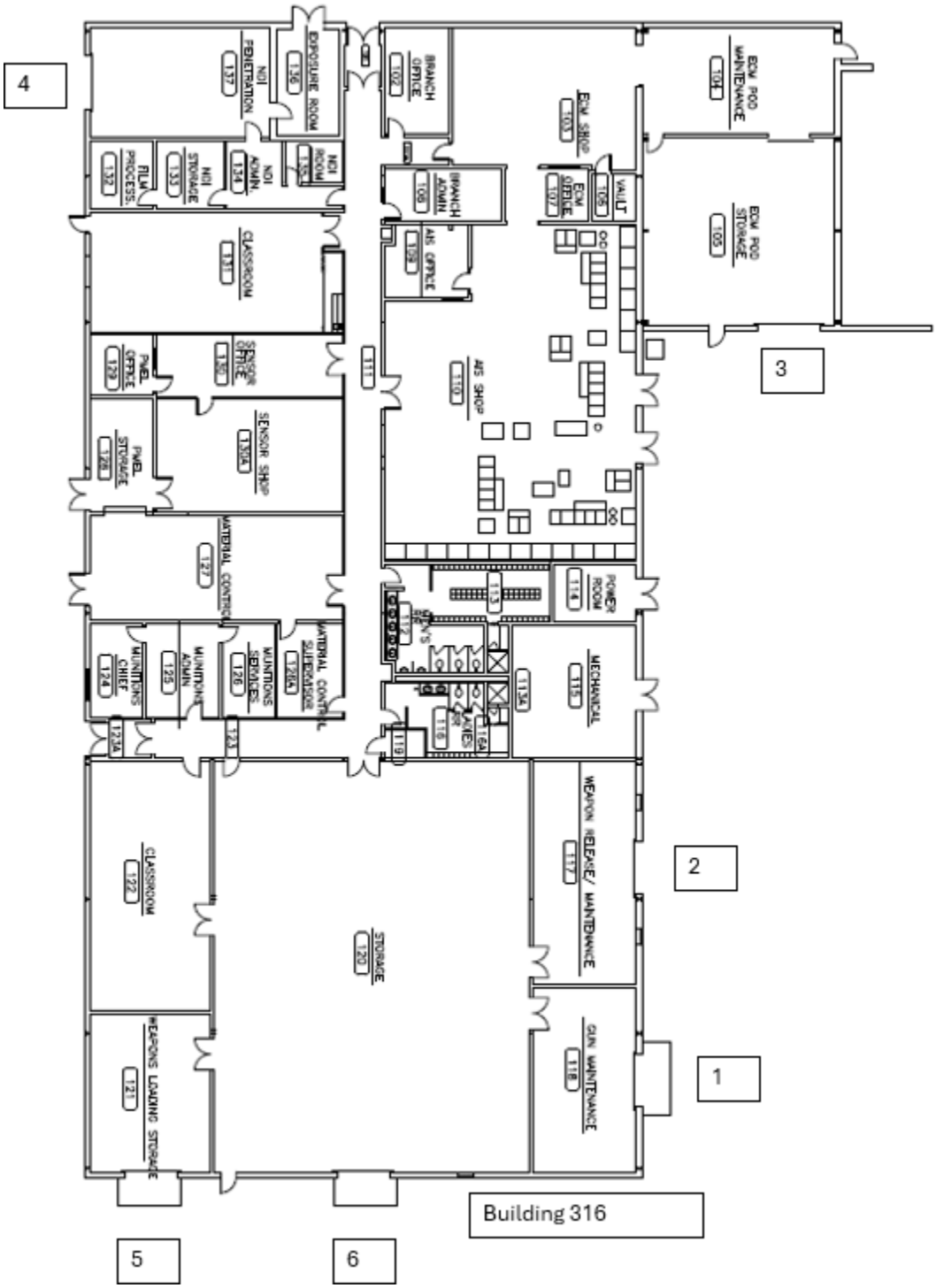


Figure 4 Building 316